

**PLANNING DEPARTMENT**

**TED JAMES, AICP, Director**  
2700 "M" STREET, SUITE 100  
BAKERSFIELD, CA 93301  
Phone: (805) 861-2615  
FAX: (805) 861-2061



**RESOURCE MANAGEMENT AGENCY**

**DAVID PRICE III, RMA DIRECTOR**  
Engineering & Survey Services Department  
Waste Management Department  
Planning Department  
Roads Department

RECEIVED

DEC 13 1995

November 29, 1995

Mr. Bob Cervantes  
Office of Planning and Research  
1400 Tenth Street  
Sacramento, CA 95814

RE: **Annual General Plan Report**

Dear Mr. <sup>Bob</sup>~~Cervantes~~:

In compliance with Section 65400 of the California Government Code the General Plan Implementation Annual Report is enclosed with this letter. A separate copy of this report is being transmitted to the State Department of Housing and Community Development

Should you have any questions, please contact Jim Ellis or myself at your convenience.

Very truly yours,

A handwritten signature in black ink, appearing to read "Ted James", is written over the typed name.

**TED JAMES, AICP, Director**  
Planning Department

TJ:JEE:jb  
L4.c/wp/planning  
Attachment

cc Each Board of Supervisor  
✓ State Department of Housing and Community Development  
Glenn Barnhill, Planning Division Chief

## **General Plan Implementation - Annual Report**

**December, 1995**

In compliance with Section 65400 of the California Government Code, this report has been prepared to summarize the status of the Kern County General Plan and steps that have been taken to implement general plan policies. This report also includes a summary of general and specific plan amendments that have been approved during the four general plan amendment "windows" that were scheduled between September 1, 1994 and September 1, 1995.

Between September 1, 1994 and September 1, 1995, the County processed 26 amendments to the Kern County General Plan and the Metropolitan Bakersfield 2010 General Plan. The number of general plan amendments was essentially the same as for the previous reporting period (September 1, 1993 - September 1, 1994) during which time 25 general plan amendments were processed. Application processing levels remain significantly below the peak thresholds during the late 1980's, when general plan amendment activity levels approached 100 applications during the same reporting period. One new specific plan, the Western Rosedale Specific Plan covering approximately 37,000 acres, was approved during the reporting period. Maps showing the location and land use designations adopted in conjunction with the Western Rosedale Specific Plan are attached.

Although the County was not recognized as being deficient in meeting its fair share responsibilities related to the provision of low and moderate income housing during the 1991 update of the County General Plan's Housing Element, regulations pertaining to the development of multiple family housing have been targeted for streamlining over the past four years. A formal "site plan review" process is no longer required for development in the County's multi-family zoning districts; instead, plot plans that were already required for the building permit application process are reviewed by planners for compliance with zoning requirements at the time building plans are submitted. A separate application form, filing fee, and independent "site plan review" process are no longer required; thereby saving property owners both time and money. Landscaping requirements have been reduced and formal landscape and irrigation plans are not longer required. Instead, plot plans submitted in conjunction with building permit applications contain minimally essential landscaping information. This process has also eliminated the need for a separate application process and filing fee. Most architectural requirements have been eliminated for multi-family development, as have requirements to provide common usable open space. Previous requirements mandating masonry walls between multi-family housing developments and areas zoned for single-family residential use have been modified to now require solid wooden fencing, resulting in a substantial cost saving to developers of multi-family housing. In order to encourage infill development on under-utilized multi-family zoned lots in older areas, street improvement requirements have been modified so as not to be required for lots where less than 50% expansion in the number of existing dwellings are to be constructed.

During this reporting period, no changes were made to policies contained within either the Kern County General Plan or the Metropolitan Bakersfield 2010 General Plan. It should be pointed

out that amendments of adopted specific plans, which have no impact on these two adopted general plans, have not been included in this report summarizing general plan activity.

Each of the mandatory General Plan elements were prepared and/or updated in full compliance with the General Plan Guidelines established by the Office of Planning and Research and Department of Housing and Community Development that were in effect at the time of the most recent update. The following table indicates the date that each of the required seven elements was last updated.

<u>General Plan Element</u>	<u>Last Update</u>
Land Use	1992
Conservation	1992
Open Space	1992
Circulation*	1993
Housing*	1991
Noise	1989
Safety	1979

\* Denotes comprehensive revision of element

Although increased state mandates and decreased staffing levels have severely constrained the Planning Department's ability to embark on comprehensive revisions to the General Plan, objectives have been established to give priority to a comprehensive update of the Land Use, Conservation, Open Space and Safety elements in the near future. A comprehensive update program to the Kern County General Plan Land Use, Conservation and Open Space elements has been authorized by the Kern County Board of Supervisors and funds have been allocated for this project in the Planning Department's adopted budget for the 1995-1996 fiscal year.

A complete summary of amendments to the County's General Plan, including amendments to the Metropolitan Bakersfield 2010 General Plan and affected specific plans, is attached.

## GENERAL PLAN AMENDMENTS

### September 12, 1994 (window)

- A. GPA 32, Map No. 101 - approved on 9/12/94, (Resolution 94-456), amend the Land Use and Circulation Elements of the Kern County General Plan; amend the Metropolitan Bakersfield 2010 General Plan with regard to the location of the West Beltway; amend the Kern County Circulation Plan to conform to the Western Rosedale Specific Plan Circulation Element at the boundaries of the Western Rosedale Specific Plan; amend the Land Use of the Metropolitan Bakersfield 2010 General Plan to indicate a mixed use center within the area encompassed by the proposed Western Rosedale Specific Plan. (Outgrowth of the Metropolitan Bakersfield 2010 General Plan)  
(Project site: 36,555 acres)  
(Continued from June 14, 1994)
- B. GPA 36, Map No. 101 - approved on 9/12/94, (Resolution 94-456), amend the Metropolitan Bakersfield 2010 General Plan from Map Code(s) R-IA (Intensive Agriculture) to Map Code(s) RR (Rural Residential - Minimum 2.5 Gross Acres/Unit) on 40 acres for the purpose of developing a 16 lot residential area consisting of 2-1/2 acre lots.  
(Continued from June 14, 1994)
- C. GPA 1, Map No. 115, GPA 2, Map No. 136 - approved on 9/12/94, (Resolution 94-456) amend the Circulation Element of the Kern County General Plan to delete the major arterial designation for Butte Road from Johannesburg Road east to the San Bernardino County line.
- D. GPA 107, Map No.500 - approved on 9/12/94, (Resolution 94-456), amend the Circulation Element for the South Lake Isabella Specific Plan to delete a portion of a secondary collector between Bella Vista Drive and Vista Grande Drive and to reduce a section of Vista Grande Drive from a major highway to a secondary collector.

### October 10, 1994

- A. GPA 7, Map No. 165 - approved on 10/10/94, (Resolution 94-507), amend the Land Use, Open Space and Conservation Element of the Kern County General Plan from Map Code(s) 5.8 (Residential - Minimum 20 Gross Acres/Unit) and 5.8/2.4 (Residential - Minimum 20 Gross Acres/Unit - Steep Slope) to Map Code(s) 5.7 (Residential - Minimum 5 Gross Acres/Unit) and 5.7/2.4 (Residential - Minimum 5 Gross Acres/Unit - Steep Slope) on approximately 42 acres creating 8 - 5 acre lots for future home sites.  
(Continued from September 12, 1994)

- B. GPA 1, Map No. 134 - approved on 10/10/94, (Resolution 94-507), amend the Maximum Allowed Land Use Density Table (Saltdale) of the Kern County General Plan to remove 35 acres of land from the 7.2 (Service Industrial) designation and add a total of 75 acres to the 7.3 (Heavy Industrial) designation.  
(Continued from September 12, 1994)

October 17, 1994

- A. GPA 10, Map No. 142 - approved on 10/17/94, (Resolution 94-523), amend the Metropolitan Bakersfield 2010 General Plan from Map Code(s) R-IA (Intensive Agriculture) to Map Code(s) RR (Rural Residential - Minimum 2.5 Gross Acres/Unit) on approximately 40 acres creating 4- 10 acre single family residential lots.  
(Continued from September 12, 1994)

October 31, 1994

- A. GPA 5, Map No. 123-1 - approved on 10/31/94, (Resolution 94-571), amend the Metropolitan Bakersfield 2010 General Plan from Map Code LMR (Low Medium Density Residential - Less than or equal to 10 Dwelling Units/Net Acre) to Map Code GC (General Commercial) on approximately 1/3 acre to allow an automobile parking lot.  
(Continued from September 12, 1994)

December 12, 1994 (window)

- A. GPA 3, Map No. 142-1 - approved on 12/12/94, (Resolution 94-677), amend the Pumpkin Center Specific Plan (Included in the Metropolitan Bakersfield 2010 General Plan boundaries) from Map Code 8.1 (Intensive Agriculture) to Map Code 7.1 (Light Industrial) on 17 acres and amend the Maximum Allowed Land Use Density Table for the Kern County General Plan.  
(Continued from September 12, 1994, October 31, 1994)
- B. GPA 3, Map No. 97 - approved on 12/12/94, (Resolution 94-684), amend the Circulation Element of the Kern County General Plan to allow the use of County-mandated roads in addition to State and Federal roads, as primary access to a hazardous waste facility.

January 23, 1995

- A. GPA 1, Map No. 9 - approved on 1/23/95, (Resolution 95-044), amend the Land Use, Open Space and Circulation Element of the Kern County General Plan from Map Code(s) 8.1 (Intensive Agriculture) and 8.1/2.1 (Intensive Agriculture - Seismic Hazard) to Map Code(s) 7.2 (Service Industrial) and 7.2/2.1 (Service Industrial - Seismic Hazard) on approximately 13.88 acres to allow a farm equipment dismantling yard with associate parts storage and sales. (Continued from December 12, 1994)

- B. GPA 10, Map No. 102-19 - approved on 1/23/95, (Resolution 95-044), amend the Metropolitan Bakersfield 2010 General Plan from Map Code SR (Suburban Residential - Less than or equal to 4 Dwelling Units/Net Acre) to Map Code GC (General Commercial) on 7.2 acres to allow development of a commercial shopping center.  
(Continued from December 12, 1994)

March 13, 1995 (window)

- A. GPA 1, Map No. 66 - approved on 3/13/95, (Resolution 95-101), amend the Kelso Creek at Rocky Point Specific Plan from "Very Low Density Residential" (One (1) Dwelling Unit/20 Acres) to "Low Density Residential" (One (1) Dwelling Unit/2.5 Acres) on 21 acres creating 4 -5 acre residential lots and amend the Maximum Allowed Land Use Density Table for the Kern County General Plan.
- B. GPA 15, Map No. 100 - approved on 3/13/95, (Resolution 95-101), a mapping correction to the Western Rosedale Specific Plan from Map Code R-IA (Intensive Agriculture) to Map Code R-MR (Mineral Petroleum) on 19.76 acres.
- C. GPA 54, Map No. 230 - approved on 3/13/95, (Resolution 95-101), amend the Rosamond Specific Plan from Map Code 8.1/2.5/2.8 (Intensive Agriculture - Flood Hazard - Military Flight Operations) to Map Code 7.3/2.5/2.8 (Heavy Industrial - Flood Hazard - Military Flight Operations) on 31.25 acres for future medium industrial development and amend the Maximum Allowed Land Use Density Table for the Kern County General Plan.  
(\*\*Approved with Map Code 7.2/2.5/2.8)
- D. GPA 4, Map No. 103-18 - approved on 3/13/95, (Resolution 95-101), amend the Kern River Plan Element from Map Code 5.2 (Residential - Maximum 16 Units/Net Acre) to Map Code 6.2 (General Commercial) on 3.5 acres, bringing these properties into conformity with their historical land uses and the surrounding properties, and amend the Land Use, Open Space, and Conservation Element of the Kern County General Plan.
- E. GPA 12, Map No. 124, - approved on 3/13/95, (Resolution 95-101), amend the Metropolitan Bakersfield 2010 General Plan from Map Code R-IA (Intensive Agriculture) to Map Code RR (Rural Residential - Minimum 2.5 Gross Acres/Unit) on 9.78 acres to allow issuance of a Conditional Use Permit to allow retention of a mobilehome on the property as an additional dwelling unit.

March 27, 1995

- A. GPA 2, Map No. 143-6 - approved on 3/27/95, (Resolution 95-133), amend the Metropolitan Bakersfield 2010 General Plan from Map Code RR (Rural Residential - Minimum 2.5 Gross Acres/Unit) to Map Code HMR (High Medium Density Residential - Less than 17.42 Dwelling Units/Net Acre) on a 12.05 acre parcel to be added to the existing 21 acre Southland Mobilehome Park.

April 24, 1995

- A. GPA 2, Map No. 28 - approved on 4/24/95, (Resolution 95-196), amend the Land Use, Open Space and Circulation Element of the Kern County General Plan from Map Code 8.4 (Mineral & Petroleum) to Map Code 3.4 (Solid Waste Facility) on 28 acres to be added to an existing 129 acres for the purpose of expanding and reorganizing the existing organic waste composting operation.  
(Continued from March 13, 1995)

May 8, 1995

- A. GPA 9, Map No. 102-19 - disapproved on 5/8/95, (Resolution 95-231), amend the Metropolitan Bakersfield 2010 General Plan from Map Code SR (Suburban Residential - Less than or Equal to 4 Dwelling Units/Net Acre) to Map Code GC (General Commercial) on 2.9 acres for construction of a mini-mart and four (4) separate general commercial building spaces.  
(Continued from March 13, 1995)

June 12, 1995 (window)

- A. GPA 55, Map No. 230 - approved on 6/12/95, (Resolution 95-306), amend the Rosamond Specific Plan from Map Code 5.6/2.5/2.8 (Residential - Minimum 2.5 Gross Acres/Unit - Flood Hazard - Military Flight Operations) to Map Code 6.2/2.5/2.8 (General Commercial - Flood Hazard - Military Flight Operations) on 15 acres of a 44 acre lot and amend the Maximum Allowed Land Use Density Table for the Kern County General Plan.  
(Continued from March 13, 1995, May 8, 1995, June 5, 1995)
- B. GPA 2, Map No. 125-7 - approved on 6/12/95, (Resolution 95-309), amend the Circulation Element of the Metropolitan Bakersfield 2010 General Plan and the Mayfair Specific Plan to delete Harmon Road as a designated collector/secondary highway alignment between East Wilson Road and Redbank Road.

June 26, 1995

- A. GPA 4, Map No. 238 - approved on 6/26/95, (Resolution 95-335), amend the Cuddy Valley Specific Plan from "Reserve-Undesignated" (One(1) Dwelling Unit/20 Acres) to "Rural Residential" (One (1) Dwelling Unit/5 Acres) on 20 acres and create two 5 acre parcels for future single family dwellings and one 10 acre parcel for the existing single family dwelling.  
(Continued from June 12, 1995)
- B. GPA 5, Map No. 238 - approved on 6/26/95, (Resolution 95-335), amend the Cuddy Valley Specific Plan from "Reserve-Undesignated" (One (1) Dwelling Unit/20 Acres) to "Rural Residential" (One (1) Dwelling Unit/5 Acres) on 20 acres and create three 5 acre parcels for future single family dwellings and one 5 acre parcel retaining the existing single family dwelling.  
(Continued from June 12, 1995)
- C. GPA 9, Map No. 232 - approved on 6/26/95, (Resolution 95-335), amend the Willow Springs Specific Plan from Map Codes 8.1 (Intensive Agriculture), 8.5 (Resource Management), 5.6 (Residential - Minimum 2.5 Gross Acres/Unit), 5.5 (Residential - Maximum 1 Unit/Net Acre), 3.2 (Educational Facilities) and 6.2 (General Commercial) to Map Codes 5.3/2.5/2.8 (Residential - Maximum 10 Units/Net Acre - Flood Hazard - Military Flight Operations), 3.2/2.5/2.85 (Educational Facilities - Flood Hazard - Noise Management Area), 3.1/2.5/2.85 (Public or Private Recreation Area - Flood Hazard - Noise Management Area) on approximately 640 acres, creating 1,000 - 1,300 single family dwelling units, an elementary school, two parks, drainage easements, streets, a 20 acre commercial site and infrastructure including a wastewater treatment plant and an on-site reclaimed water distribution system, and amend the Maximum Allowed Land Use Density Table for the Kern County General Plan and a proposed amendment to the Circulation Element to delete the east-west midsection line (Willow Avenue) as a collector highway alignment.  
(Continued from June 12, 1995)  
(\*\*Approved with more restrictive Map Code 4.4)

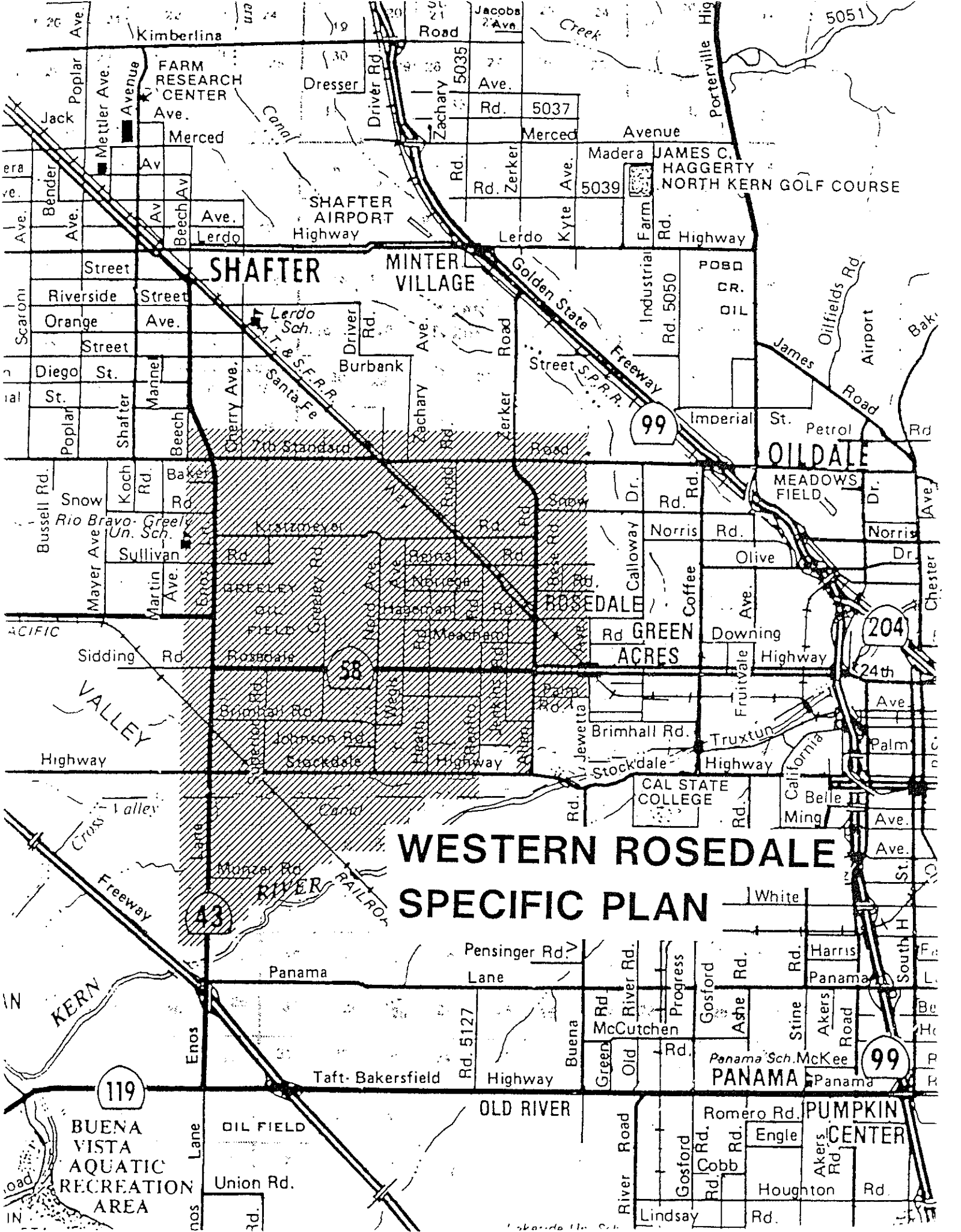
July 31, 1995

- A. GPA 8, Map No. 81 - approved on 7/31/95, (Resolution 95-382), amend the Metropolitan Bakersfield 2010 General Plan from Map Code SI (Service Industrial) to Map Code P-SW (Solid Waste Facilities Site) on 31.54 acres to allow a recycling facility and a crushing/screening operation.  
(Continued from June 12, 1995)



- B. GPA 40, Map No. 101 - approved on 7/31/95, (Resolution 95-382), amend the Western Rosedale Specific Plan from Map Code(s) R-IA (Intensive Agriculture) and SR (Suburban Residential - Less than or Equal to 4 Dwelling Units/Net Acre) to Map Code LMR (Low Medium Density Residential - Less than or equal to 10 Dwelling Units/Net Acre) On 250 acres for the creation of approximately 1,000 to 1,300 residential lots.  
(Continued from June 12, 1995)  
(\*\*Approved SR designation for northern 330 feet and LMR for remaining project site)

JEE:jb  
annualrpt.gpa:C/wp/reports.msc



# WESTERN ROSEDALE SPECIFIC PLAN

